

Knowsley Council  
Regeneration and Economic Development Directorate.  
Delegated Planning Report

|                               |                                                                                                         |                             |                         |
|-------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------|-------------------------|
| <b><u>APPLICATION NO:</u></b> | 23/00080/FUL                                                                                            | <b><u>CASE OFFICER:</u></b> | Andrew Hunt             |
| <b><u>WARD:</u></b>           | Prescot South                                                                                           | <b><u>PARISH:</u></b>       | Prescot<br>Town Council |
| <b><u>LOCATION:</u></b>       | 155 Cross Lane, Prescot, Knowsley, L35 5DT                                                              |                             |                         |
| <b><u>PROPOSAL:</u></b>       | SINGLE STOREY SIDE PORCH EXTENSION AND PART GARAGE<br>CONVERSION TO FORM HABITABLE ROOM (RETROSPECTIVE) |                             |                         |

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### **Site Description**

The application site is a Semi - Detached house in a residential area. The area is characterised by predominantly semi-detached houses. The site faces northeast towards Cross Lane.

### **Proposal**

The proposal is for a single storey side porch extension and part garage conversion to form habitable room. The application is a retrospective application with the building works completed.

A lawful development certificate application was withdrawn as the works would be joined to existing extension and would be more than half the width of the original house. Therefore, planning permission was required.

### **Consultations**

N/A

### **Representations**

This application has been publicised by letters sent to 9 neighbours. 1 representation has been received consisting of the following main points.

- No issue with application however the buildings works have already been completed.

### **Planning History**

A previous application for an attached garage, kitchen extension and roof changes was approved. (74/11217/HIST - Approved 16/01/1989). A recent lawful development certificate application was withdrawn (23/00010/CLD).

### **Relevant Policy**

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so

would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

### **SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

### **Article 35 Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### **Assessment**

#### **Street Scene**

The proposed changes to the front are minor with the porch extension in line with the house and not projecting any further forward. There would be minimal changes from the part garage conversion. The proposed changes match the character of the existing house. Overall, there would be no harm to the street scene.

#### **Neighbour Amenity**

In relation to neighbours, the porch is very small scale and would not harm the amenity of any neighbours. The part garage conversion would also not harm neighbour amenity.

#### **Highway Safety**

NPPF Para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

There would be no additional bedrooms proposed and there is sufficient parking spaces at the property. Therefore there would be no harm to highway safety. Therefore, the proposal complies with NPPF para 111.

### **Conclusion**

The proposal would be acceptable in relation to Street scene, neighbour amenity and highway safety. The application complies with local planning policies and is recommended for approval.

### **Recommendation**

That planning permission be granted subject to the following conditions.

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Plans and Elevations BR001 (Rev B) - (received 17/02/2023)
- b. Location Plan (LP001) - (received 17/02/2023)

Reason: For the avoidance of doubt.

**Signed Case Officer<sup>1</sup>:**

**Andrew Hunt**

**Signed Authorising  
Officer<sup>2</sup>:**

**K Foster**

**Date:**

**4 April 2023**

### **Informatives**

N/A

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

## **Appendix 1 – Site Photographs**

